BILL GARRETT, Davidson County
Trans:T20130058647 DEEDWARR
Recvd: 07/10/13 11:25 2 pgs
Fees:13.00 Taxes:111.00
20130710-0071295

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2013.

Notary Public
My commission expires: 9-9-14

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Kudzu Real Estate, Inc. 203 Point East Drive Nashville, TN 37216	New Owner	08106046300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **BIJC, LLC**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kudzu Real Estate, Inc.,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 22, Map of George Shields, 2nd Addition to North Nashville, as shown on plat of record in Plat Book 57, Page 146, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to BIJC, LLC by Special Warranty Deed from Renasant Bank, of record in Instrument Number 20130114-0004232, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1725 St. Louis Street, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 8th day of July, 2013.

BIJC, LLC

By: _____
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trey Cain**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the an Authorized Representative for **BIJC, LLC** and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as an Authorized Representative for **BIJC, LLC.**

Witness my hand and official seal at Franklin, Tennessee, this the 8th day of July, 2013.

_____
Notary Public

My Commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FILE NO: 2013072642